

**THE NEW BRUNSWICK HOUSING AND REDEVELOPMENT AUTHORITY**  
**REGULAR BOARD MEETING MINUTES**  
**SEPTEMBER 27, 2017**

**1. CALL TO ORDER**

The regular meeting of the New Brunswick Housing Authority was called to order at 6:45PM on Wednesday, September 27, 2017.

**2. OPEN PUBLIC MEETING NOTICE ACT**

Mr. John Clarke, Executive Director of the New Brunswick Housing Authority (Secretary) read the Notice of Public Meeting.

**3. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

**4. ROLL CALL**

**PRESENT:**

Commissioner Yirgu Wolde  
Commissioner Dale Caldwell (via Conf. Phone)  
Commissioner Kevin Jones  
Commissioner Cesar Ovando  
Commissioner Anthony Giorgianni

**ABSENT:**

Commissioner Otero

**ALSO PRESENT:**

John Clarke, Executive Director  
Mark Roedelbronn, Director of Operations  
Joseph Manfredi Esq., NBHA Legal

## CONSIDERATION OF MINUTES

**MOTION:** Commissioner Giorgianni made a motion to approve the April 2017 Regular Meeting Minutes of the Board of Commissioners. Commissioner Jones seconded.

**ROLL CALL:** Ayes: Ovando, Jones, Wolde, Giorgianni, Caldwell  
Nays: None  
Abstentions: None  
Absent: Otero

**MOTION:** Commissioner Jones made a motion to approve the May 2017 Regular Meeting Minutes of the Board of Commissioners. Commissioner Giorgianni seconded.

**ROLL CALL:** Ayes: Ovando, Jones, Wolde, Giorgianni, Caldwell  
Nays: None  
Abstentions: None  
Absent: Otero

**MOTION:** Commissioner Ovando made a motion to approve the July 2017 Annual Meeting Minutes of the Board of Commissioners. Commissioner Jones seconded.

**ROLL CALL:** Ayes: Ovando, Jones, Wolde, Giorgianni, Caldwell  
Nays: None  
Abstentions: None  
Absent: Otero

**MOTION:** Commissioner Giorgianni made a motion to approve the July 2017 Regular Meeting Minutes of the Board of Commissioners. Commissioner Ovando seconded.

**ROLL CALL:** Ayes: Ovando, Jones, Wolde, Giorgianni, Caldwell  
Nays: None  
Abstentions: None  
Absent: Otero

## **RESOLUTIONS**

### **NBHA RESOLUTION 2017 – 9/27 # 32**

#### **ACTING AS REDEVELOPEMENT AGENCY**

Resolution approving Fourth Amendment to Redevelopment Agreement with Saint Peter's University Hospital, Inc. to Extend Demolition and Construction Deadlines for a Project Consisting of an Office Building and Offstreet Parking in the Easton Park Redevelopment Area

**MOTION:** Commissioner Giorgianni moved to accept Resolution #32. Commissioner Jones seconded.

**COMMENT:** John Hoffman (NBHA Special Counsel) discussed the fourth amendment to the redevelopment agreement and answered questions from the Board relating to the amendment. Robert Mulcahy (St. Peters) made statement on behalf of the redevelopment and addressed questions from the Board.

**ROLL CALL:** Ayes: Ovando, Jones, Otero, Wolde, Giorgianni  
Nays: None  
Abstentions: None  
Absent: Caldwell

**The motion passed 5-0-0**

### **NBHA RESOLUTION 2017 - 9/27 # 29**

Resolution Authorizing and Approving Payment of Bills for the Months of July and August, 2017

**MOTION:** Commissioner Jones moved to accept Resolution #29. Commissioner Giorgianni seconded.

**COMMENT:** None

**ROLL CALL:** Ayes: Ovando, Jones, Otero, Wolde, Giorgianni  
Nays: None  
Abstentions: None  
Absent: Caldwell

**The motion passed 5-0-0**

**NBHA RESOLUTION 2017 – 9/27 # 30**

Resolution to Renew Membership in the New Jersey Public Housing Authority Joint Insurance Fund

**MOTION:** Commissioner Ovando moved to accept Resolution #30.  
Commissioner Giorgianni seconded.

**COMMENT:** None

**ROLL CALL:** Ayes: Ovando, Jones, Otero, Wolde, Giorgianni  
Nays: None  
Abstentions: None  
Absent: Caldwell

**The motion passed 5-0-0**

**NBHA RESOLUTION 2017 – 9/27 # 31**

Resolution Approving the Indemnity and Trust Agreement for the New Jersey Public Housing Authority Joint Insurance Fund

**MOTION:** Commissioner Jones moved to accept Resolution #31.  
Commissioner Giorgianni seconded.

**COMMENT:** None

**ROLL CALL:** Ayes: Ovando, Jones, Otero, Wolde, Giorgianni  
Nays: None  
Abstentions: None  
Absent: Caldwell

**The motion passed 5-0-0**

**OLD BUSINESS**

**MOTION:** NBHA Legal Joseph Manfredi opened nomination for Board Officers. Commissioner Jones nominated Commissioner Dale Caldwell for Chairperson. Commissioner Giorgianni Seconded the nomination for Chairperson. Commissioner Jones nominated Commissioner Yirgu Wolde for Second Vice Chairperson. Commissioner Ovando seconded the motion. Motion

failed. Commissioner Yirgu Wolde nominated Commissioner Cesar Ovando for Second Vice Chairman. Commissioner Jones seconded.

**ROLL CALL:** Ayes: Jones, Giorgianni, Wolde, Caldwell  
Nays: None  
Abstentions: Ovando  
Absent: Otero

Commissioner Wolde nominated Anthony Giorgianni for Vice Chairperson. Commissioner Jones seconded the nomination.

There were no further nominations for Board Officer and nominations were closed.

### **SECRETARY'S REPORT**

John Clarke presented the Secretary's Report verbally and addressed questions from the Board.

### **COMMITTEE REPORTS**

No reports were given.

**PUBLIC COMMENT:** Charles Kratovil made several comments on programs and operations and also asked questions about executive session minutes and program activities. His questions were addressed by Mr. Clarke, Commissioner Wolde and NBHA Legal Joseph Manfredi.

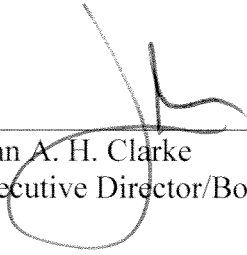
**MOTION:** Commissioner Wolde made a motion to adjourn the meeting. Commissioner Jones seconded.

**ROLL CALL:** Ayes: Wolde, Jones, Giorgianni, Ovando, Caldwell  
Nays: None  
Abstentions: None  
Absent: Otero

**The motion carried 5-0-0. The meeting was adjourned at 7:15PM.**

**CERTIFICATION AND APPROVAL OF BOARD MINUTES**

I, John A. H. Clarke, hereby certify and approve the minutes, which have been created in accordance with the events and the actions of the New Brunswick Housing Authority Board of Commissioners Meeting, Wednesday, September 27, 2017, as the official minutes to be entered into record.



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John A. H. Clarke  
Executive Director/Board Secretary

Date: September 27, 2017

Certified To Be a True Original Copy

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Maria Martinez  
Clerk